

# **PENDLETON-DELUZ**

## *Pendleton-DeLuz Subregional Planning Area*

---

2000 Census Population: 36,927

Community 2020 Target<sup>1</sup>: 34,976

Working Copy Population: 38,350

---

### **KEY ISSUES IDENTIFIED:**

- Over 75% of the planning area is under the jurisdiction of the military (Camp Pendleton) with the vast majority of the area population located on base.
- Preservation of agriculture.
- Lack of services.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- There are no Village Core or Village densities within the Pendleton-DeLuz Planning area due to the lack of services and remoteness of the area.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development. Growth would predominantly occur in the Semi-Rural densities due to lack of sewer availability.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

#### **Land Use Distribution Criteria:**

- Growth not directed to areas without supporting or planned infrastructure such as roads, fire protection, schools and parks.
- Preserved land with rugged terrain and sensitive biological habitats by maintaining 20- and 40-acre densities.
- Recognized existing patterns of development.
- Santa Margarita River, upland habitats and watershed.

## **ADVISORY GROUP RECOMMENDATIONS:**

### **Interest Group:**

*Interest Group proposal lowers population by approximately 142 persons*

- One area in the northeast portion of the community is proposed by the Interest Group to change from 1 du/20 ac to 1 du/40 ac to improve connection to other low-density areas.

### **Planning/Sponsor Group Recommendation:**

- No planning/sponsor group representation.

---

<sup>1</sup> *community target established prior to 2000 census data*

## **OTAY**

### *Otay Subregional Planning Area*

---

2000 Census Population: 6,804

Community 2020 Target: 17,554

Working Copy Population: 16,150

---

#### **KEY ISSUES IDENTIFIED:**

- Majority of existing population related to two large detention facilities.
- Proximity to border crossing.
- Opportunity to develop heavy industry is unique to region.
- Development potential is located on two specific plans: East Otay Mesa (commercial and industrial) and Otay Ranch (residential). Remainder of subregion is within public land.

#### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

##### **Regional Categories (Structure):**

- Village areas reflect proposed commercial and industrial development in the East Otay Mesa specific plan.
- Semi-Rural areas reflect proposed residential development in the Otay Ranch specific plan.
- Rural areas consist of areas with sensitive biological habitats and lack of infrastructure.

##### **Land Use Distribution Criteria:**

- Majority of designations determined by active specific plan areas and land ownership (public/semi-public lands).
- Low densities on remaining parcels determined by lack of existing pattern of development and existing infrastructure.

## **ADVISORY GROUP RECOMMENDATIONS:**

### **Interest Group:**

- No major issues identified.

### **Planning/Sponsor Group:**

- No planning/sponsor group representation.

## **COUNTY ISLANDS**

### *County Islands Community Planning Area*

---

2000 Census Population: 1,986

Community 2020 Target: 2,130

Working Copy Population: 3,150

---

#### **KEY ISSUES IDENTIFIED AT 1 COMMUNITY WORKSHOP:**

- Maintaining existing community character.
- Concerned with attempts of annexation by surrounding city (National City).

#### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

##### **Regional Categories (Structure):**

- Village Core and Village densities reflect the existing pattern of development, proximity to existing infrastructure, and adjacency to cities.

##### **Land Use Distribution Criteria:**

- *Mira Mesa*: Added growth reflects existing land use (Miramar Saddlebred), surrounding jurisdiction (City of San Diego), existing infrastructure, surrounding land uses (business park and high-density residential), and proximity to I-15.
- *Greenwood*: Recognized existing land use (partial jurisdiction over Greenwood Cemetery), public ownership, surrounding jurisdiction (City of San Diego), existing infrastructure, surrounding land uses (medium-density residential), and proximity to I-805.
- *Lincoln Acres*: Accommodated community character by retaining existing density on majority of parcels. Added growth on large, vacant parcels due to development potential. Recognized existing land use (La Vista Cemetery), surrounding jurisdiction (City of National City), existing infrastructure, surrounding land use (medium-density residential), and proximity to I-805.

## **ADVISORY GROUP RECOMMENDATIONS:**

### **Interest Group:**

- No major issues identified.

### **Planning/Sponsor Group:**

- No planning/sponsor group representation.

# **RAINBOW**

## *Rainbow Community Planning Area*

---

2000 Census Population: 1,843

Community 2020 Target: 2,800

Working Copy Population: 3,500

---

### **KEY ISSUES IDENTIFIED AT 6 COMMUNITY WORKSHOPS AND MEETINGS:**

- Preservation of rural lifestyle/character.
- Maintain agriculture.
- Groundwater contamination and quality.
- Traffic issues related to the California Highway Patrol checkpoint at the San Diego/Riverside County border.
- Public safety concerns on local roads.
- Fire hazards from excessive brush in the area.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- Semi-Rural densities applied to the areas within or adjacent to the Rainbow Valley Boulevard area.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development.
- Growth would predominantly occur in the Semi-Rural densities due to lack of sewer availability.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure (sewer) and parcelization.

#### **Land Use Distribution Criteria:**

- Environmental constraints determined density patterns.
- Preserved land for agricultural uses by maintaining 10 and 20 acre densities.
- Recognized existing patterns of development.
- Buffers established between communities.

## **ADVISORY GROUP RECOMMENDATIONS:**

### **Planning Group:**

- No major issues identified. Recommend Working Copy – December 2002 map be accepted for further testing and refinement.

### **Planning Commission:**

- One referral was made to staff. The property owner requested the expansion of the existing Commercial General Plan Designation from 3.84 acres to 9.12 acres to accommodate an on-site septic system and truck parking. The subject property is located west of Interstate 15 near the San Diego/ Riverside County line.



# **FALLBROOK**

## *Fallbrook Community Planning Area*

---

2000 Census Population: 39,585

Community 2020 Target: 50,000

Working Copy Population: 62,150

---

### **KEY ISSUES IDENTIFIED AT 6 COMMUNITY WORKSHOPS AND MEETINGS:**

- Traffic congestion, especially through town center.
- County requirements for urban-type road standards.
- Impacts to small town community character from population growth and development.
- Preserving community character and the environment while protecting private property interests.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- Village Core and Village densities are located in and around the historic town center.
- Semi-Rural areas reflect existing patterns of development and are located outside the Fallbrook Public Utility District sewer service area.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure.
- A large area, northeast of the interchange between SR-76 and I-15, has been designated as a possible employment center accompanied by residential designations to accommodate multifamily housing.

**Land Use Distribution Criteria:**

- Higher densities maintained in areas with access to public services and infrastructure.
- Recognized existing patterns of development.
- Environmental constraints determined density patterns in areas remote from public services. Areas within the Santa Margarita River and San Luis Rey River floodplains, not in public ownership, were designated 1 du/40 ac.
- Buffers established between communities.

**ADVISORY GROUP RECOMMENDATIONS:****Interest Group:**

*Interest Group proposal increases population by approximately 4,538 persons*

- The majority of the population increase is a direct result of increased density within the Village regional category. Although the densities proposed by the Interest Group are within the range supported by the Village category, the additional population would place further pressure on an area already dealing with traffic congestion.

**Planning Group:**

- No major issues identified.

**PALA/PAUMA**  
*Pala/Pauma Community Planning Area*

---

2000 Census Population: 6,156

Community 2020 Target: 7,000

Working Copy Population: 12,750

---

**KEY ISSUES IDENTIFIED AT 8 COMMUNITY WORKSHOPS AND MEETINGS:**

- Maintain agriculture.
- Minimize traffic related issues on State Highway 76.
- Address watershed issues (protection of the San Luis Rey Watershed).
- Provide equity mechanisms or incentives for affected property owners.
- Implement a village center/San Luis Rey Riverwalk Corridor Plan.
- Preserve rural lifestyle/character.

**CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

**Regional Categories (Structure):**

- Village densities more accurately reflect existing residential and commercial development.
- Densities were lowered in the Semi-Rural areas to serve as transition area between the Village area and the Rural areas.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

**Land Use Distribution Criteria:**

- Environmental constraints determined density patterns. San Luis Rey River floodplain designated at 1 du/40 ac.
- Preserved land for agricultural uses by maintaining 10- and 20-acre densities.
- Identified large blocks of sensitive biological habitat (Rancho Guejito).

**MAPPING ISSUES IDENTIFIED**

- The Sponsor Group recommended the following changes to the Working Copy Map (dated December 2002):
  - refinements to the Village boundaries to provide additional commercial and civic uses
  - realignment of Cole Grade Road
  -

**ADVISORY GROUP RECOMMENDATIONS:****Sponsor Group:**

- No major issues identified. On January 8, 2003, the Pala/Pauma Sponsor Group voted 5-0 to recommend that the Working Copy – December 2002 map, with modifications discussed with staff, be accepted for further testing and refinement.

**Planning Commission:**

- Eleven referrals were given to staff. The properties that correspond to these referrals are located throughout the Pala/Pauma Planning Area including the northern portion of the planning area, south of the Riverside County line.

# **BONSALL**

## *Bonsall Community Planning Area*

---

2000 Census Population: 8,864

Community 2020 Target: 17,217

Working Copy Population: 13,850

---

### **KEY ISSUES IDENTIFIED AT 14 COMMUNITY WORKSHOPS AND MEETINGS:**

- Traffic – regional traffic commuting through community.
- Maintaining rural character – agriculture, equestrian, and semi-rural densities.
- Impacts to community character from new development.
- Lack of code enforcement and local control.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- Village Core and Village densities are located in proximity to sewer and existing commercial uses and higher density.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

#### **Land Use Distribution Criteria:**

- Focused growth in areas with existing infrastructure and density.
- Environmental constraints determined density patterns – San Luis Rey River floodplain (1 du/40 ac).
- Preserved land for agricultural uses by maintaining 10-acre densities.
- Recognized existing patterns of development.

## **ADVISORY GROUP RECOMMENDATIONS:**

### **Interest Group:**

*Interest Group proposal increases population by approximately 405 persons*

- One area in the northeastern portion of the community (along W. Lilac Rd) is proposed by the Interest Group to change from 1 du/4 ac to 1 du/10 ac due to the existing development pattern, lack of infrastructure, and proximity to agriculture. Community is in support of this change.
- One area in the northeastern portion of the community (Dulin Ranch SPA) is proposed to change from 1 du/20 ac to 1 du/40 ac due to biological sensitivity and slope. Further refinement of this area may be needed to consolidate growth in appropriate locations and reduce growth in sensitive areas.

### **Sponsor Group:**

- One area in the northern portion of the community (north of the River Village Shopping Center) is proposed by the Sponsor Group to be reduced in density from 10.9 du/ac (no specific designation given) due to slope and lack of access.
- One area in the northern portion of the community (San Luis Rey Downs Race Track) is proposed to change from 14.5 du/ac to 1 du/2 ac due to its historical value and community character.
- One area in the northeastern portion of the community (along W. Lilac Rd) is proposed to change from 1 du/4 ac to 1 du/10 ac due to the existing development pattern, lack of infrastructure, and proximity to agriculture. Interest Group is in support of this change.
- One area in the northeastern portion of the community (Dulin Ranch SPA) is proposed to change to the density designations as adopted in the specific plan.
- One area in the western portion of the community (off the intersection of Old River Rd and SR-76) is proposed to change from commercial to 1 du/2 ac due to future plans by Caltrans to alter SR-76.
- One area in the southern portion of the community (Palisades Estates) is proposed to change from 1 du/20 ac to 1 du/10 ac due to TM in process that would add future fire access for surrounding areas.

# **NORTH COUNTY METROPOLITAN**

## *North County Metropolitan Subregional Planning Area*

---

2000 Census Population<sup>1</sup>: 28,914

Community 2020 Target: 52,967

Working Copy Population: 64,400

---

### **KEY ISSUES IDENTIFIED AT 3 COMMUNITY WORKSHOPS AND MEETINGS:**

- Diverse area comprised of many small islands interspersed among the cities of Escondido, San Diego, San Marcos, Vista and Oceanside and large areas of steep rugged terrain and cultivated farmland.
- Varying levels of services available.
- Preservation of agriculture in areas adjacent to rapidly growing cities.
- Increased traffic throughout the sub-region.
- Annexations to adjacent cities of Escondido, San Diego, San Marcos, Vista and Oceanside.
- Possible plan boundary adjustment to add Harmony Grove area to San Dieguito Community Plan area. This issue will be discussed in the San Dieguito Planning area presentation. The population listed above includes the Harmony Grove area.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- Village Core and Village densities are located in those areas primarily west of I-15 where services, including access to public transportation, are available.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development. Growth would predominantly occur in the Semi-Rural densities due to lack of sewer availability.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

**Land Use Distribution Criteria:**

- Buffers established between communities when possible.
- Preserved land with rugged terrain and sensitive biological habitats by maintaining 1du/20-ac and 1du/40-ac densities.
- Recognized existing patterns of development.
- Increased densities adjacent to proposed transit center and in areas surrounded by higher densities in the adjacent cities.

**ADVISORY GROUP RECOMMENDATIONS:****Interest Group:**

- No major issues identified.

**Planning/Sponsor Group Recommendation:**

- No planning/sponsor group representation.

---

<sup>1</sup> *subarea does not include group quarters*



## **HIDDEN MEADOWS**

### *North County Metropolitan Subregional Planning Area*

---

2000 Census Population<sup>1</sup>: 6,329

Community 2020 Target: 10,000

Working Copy Population: 11,650

---

#### **KEY ISSUES IDENTIFIED AT 5 COMMUNITY WORKSHOPS AND MEETINGS:**

- Preservation of community character.
- Possible change in planning area boundary with Valley Center planning area.
- Traffic – elimination of SC990 to maintain current circulation pattern.
- Annexations not respecting surrounding character.
- Lack of riding and hiking trails within the community.

#### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

##### **Regional Categories (Structure):**

- Village Core and Village densities are limited with the majority of uses serving the community located in the adjacent city of Escondido. There are numerous specific plans within this plan area. Specific plans such as Lawrence Welk Resort and Champagne Gardens provide services primarily for visitors to the area.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development. Growth would predominantly occur in the Semi-Rural densities due to lack of sewer availability.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

##### **Land Use Distribution Criteria:**

- Buffers established between communities.
- Preserved land with rugged terrain and sensitive biological habitats by maintaining 20- and 40-acre densities.
- Recognized existing patterns of development.

## **ADVISORY GROUP RECOMMENDATIONS:**

### **Interest Group:**

- No major issues identified.

### **Sponsor Group:**

- No major issues identified. On August 22, 2002, the Hidden Meadows Sponsor Group recommended the Working Copy – December 2002 map be accepted for further testing and refinement.

---

<sup>1</sup> *subarea does not include group quarters*

# **TWIN OAKS**

## *North County Metropolitan Subregional Planning Area*

---

2000 Census Population<sup>1</sup>: 2,501

Community 2020 Target<sup>2</sup>: 2,142

Working Copy Population: 3,750

---

### **KEY ISSUES IDENTIFIED AT 21 COMMUNITY WORKSHOPS AND MEETINGS:**

- Preservation of rural lifestyle.
- Maintaining agriculture.
- Impacts to community character from new development in adjacent cities.
- Traffic – regional traffic commuting through community.
- Annexations not respecting surrounding character.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- Village Core and Village densities and uses for the community are located in the adjacent cities of Vista and San Marcos.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development. Growth would predominantly occur in the Semi-Rural densities due to lack of sewer availability.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

#### **Land Use Distribution Criteria:**

- Environmental constraints determined density patterns.
- Buffers established between communities.
- Preserved land for agricultural uses by maintaining 1du/10-ac and 1du/20-ac densities.
- Recognized existing patterns of development.

## **ADVISORY GROUP RECOMMENDATIONS:**

### **Interest Group:**

*Interest Group proposal lowers population by approximately 288 persons*

- Two areas in the southern portion of the community are proposed by the Interest Group to change from 1 du/10 ac (Semi-Rural) to 1 du/20 ac (Rural Lands) due to lack of existing parcelization and biological resources.
- One area in the central portion of the community is proposed to change from 1 du/4 ac to 1 du/10 ac and 1 du/20 ac due to lack of existing parcelization.

### **Sponsor Group:**

- No major issues identified. On August 22, 2002, the Twin Oaks Sponsor Group recommended the Working Copy – December 2002 map be accepted for further testing and refinement.

---

<sup>1</sup> *subarea does not include group quarters*

<sup>2</sup> *community target established prior to 2000 census data*

# **SAN DIEGUITO**

## *San Dieguito Community Planning Area*

---

2000 Census Population: 12,527

Community 2020 Target: 37,506

Working Copy Population<sup>1</sup>: 34,050

Planning Commission Referrals: 4

Local Community Workshops and Meetings: 7

---

### **KEY ISSUES:**

- Maintaining rural estate character.
- Impact of vested specific plan areas.
- Traffic – primarily regional thru-traffic and traffic generated from locally developing specific plan areas.

### **COMMUNITY SPECIFIC CIRCUMSTANCES RELATED TO MAP:**

#### **Regional Categories (Structure):**

- Harmony Grove village (potential for Mixed Use Overlay Zone in the core of Harmony Grove). Harmony Grove is located between incorporated urban jurisdictions with immediate freeway access. The village embodies the land use Concepts, consisting of a high-density core surrounded by core support and semi-rural densities. Sensitive areas will be protected with low densities. The rural community character will be retained through tailored zoning and design standards.
- Though adjacent to high density development in neighboring jurisdictions, rural areas such as Elfin Forest are characterized by an existing low-density development pattern, steep slopes, high biological sensitivity, and limited roadway access and infrastructure. Rural densities are also applied to riparian corridors and floodplains that transverse the community planning area.

#### **Land Use Distribution Criteria:**

- Additional density accommodated in the Harmony Grove village while key elements of the rural character are maintained.
- Natural resources and steep slopes protected with lower density including Escondido Creek and San Dieguito River.

- Land available for possible agricultural use on the edge of the Harmony Grove village.

#### **MAPPING ISSUES IDENTIFIED:**

- Densities in the Elfin Forest area. DPLU proposes low-density (1 du/ 10 acres and 1 du/ 20 acres) in the Elfin Forest area based on slope, biological sensitivity, access, and the desire to maintain the surrounding community character. The San Dieguito Planning Group and the Elfin Forest residents also seek to retain the local character, but suggest increasing densities to dissuade property owners from annexing to the City of San Marcos.

#### **RECOMMENDATIONS:**

##### **Planning Group:**

- No formal proposal to date, but exploring higher Semi-Rural densities primarily on the northern border of Elfin Forest to reduce property owner motivation to annex to San Marcos.

##### **Planning Commission:**

- The referrals are primarily located within the Elfin Forest area with one property located in the Harmony Grove portion of San Dieguito.

---

<sup>1</sup> *population does not include Harmony Grove area; currently included in the North County Metropolitan subregional planning area*

# **VALLEY CENTER**

## *Valley Center Community Planning Area*

---

2000 Census Population: 15,639

Community 2020 Target<sup>1</sup>: 45,853

Working Copy Population: 38,300

---

### **KEY ISSUES IDENTIFIED AT 50 COMMUNITY WORKSHOPS AND MEETINGS:**

- Maintain rural lifestyle/character.
- Traffic impacts to the local road network from development and surrounding Indian gaming facilities.
- How to preserve community character and the environment while protecting private property rights.
- Absence of equity mechanisms or incentives for affected property owners.
- Lack of local road connectivity.
- Lack of a municipal sewer system.
- Lack of affordable housing.
- County requirements for urban-style road standards.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- Higher residential densities (7.3 and 4.3) are limited to the Village Residential areas (northern and southern Country Towns).
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development.
- Semi-Rural areas serve as a transition between Village Residential areas and Rural Lands.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

**Land Use Distribution Criteria:**

- Environmental constraints determined density patterns.
- Buffers established between adjacent communities.
- Preserved land for agricultural uses by maintaining 10- and 20-acre densities.
- Recognized existing patterns of development.
- Village Core and Village densities are designated within the historic town center providing an opportunity for municipal sewer system.

**ADVISORY GROUP RECOMMENDATIONS:****Interest Group:**

*Interest Group proposal increases population by approximately 4,395 persons*

- Apply the Semi-Rural (1 du/ac) designation north, west and east of the existing Country Town boundaries.
- Apply the Village Residential (7.3 du/ac) designation to the areas west and east of Cole Grade Road.
- Apply Rural Lands (1 du/40 ac) designation to the following areas: 1) the northwestern portions of the planning area (including Weaver Mountain); 2) the southwestern portions of the planning area (west of Red Mountain); 3) the Upper Hellhole area and the southern portions of Paradise Mountain (south of Paradise Mountain Road).
- Apply the Semi-Rural (1 du/10 ac) designation to the area between the southern and northern Country towns (north of Woods Valley Ranch and south of Valley Center Road).

**Planning Group:**

- The Valley Center Planning Group was unable to reach a majority vote to either accept or reject the Working Copy – December 2002 map. However, the Planning Group did pass a motion to accept a map provided that a Purchase of Development Rights/Transfer of Development Rights Program was in place concurrent with the adoption of General Plan 2020.

---

<sup>1</sup> community target not yet endorsed by the Board of Supervisors



# **RAMONA**

## *Ramona Community Planning Area*

---

2000 Census Population: 33,407

Community 2020 Target: 52,043

Working Copy Population: 53,500

---

### **KEY ISSUES IDENTIFIED AT 21 COMMUNITY WORKSHOPS AND MEETINGS:**

- Maintenance of Rural Character.
- Traffic – Congestion on Highway 67 and within the town center.
- Existing infrastructure deficit; primarily roads and sewer.
- Protection of the Ramona Grasslands.

### **COMMUNITY SPECIFIC CIRCUMSTANCES RELATED TO MAP:**

#### **Regional Categories (Structure):**

- Village Core and Village densities and uses in the town center, where services are expected to be available. Tailored zoning will be developed to address local concerns about village densities. Design workshops will be held to create strategies for addressing community design issues in this area, including those related to traffic.
- Gradually decreasing Semi-Rural densities radiating from the town reflect existing development patterns and provide areas for future lower-density development, agricultural use and animal husbandry.
- Rural areas characterized by significant biological, topographical, and groundwater constraints and other natural resource issues. In addition, areas such as the

#### **Land Use Distribution Criteria:**

- Additional capacity in this community planning area due to proximity to western incorporated areas and subsequent infrastructure and location within the County Water Authority (mostly).
- Varied land uses including higher density residential in the town center.
- Mixed Use Overlay Zone may ultimately be applied during town center workshops.

- Semi-rural areas supporting town center. Along with residential development, these areas support key activities that reflect the community character including animal husbandry and agriculture.
- Rural areas surround the community to the west, east, and south in order to protect natural resources and to avoid the need for excess infrastructure. A plan is currently being structured to permanently preserve the bulk of the Grasslands while accommodating appropriate development.

## **ADVISORY GROUP RECOMMENDATIONS:**

### **Planning Group:**

- Planning group and DPLU have worked together to develop a land use distribution recommendation that is mutually agreeable in most areas with a population capacity that is very near to the community population target. Additional modifications will be made based on recent recommendations of the Planning Group.
- The Ramona Grasslands Project is still in the conceptual phase and must be further developed before specific recommendations may be applicable.

### **Planning Commission:**

- Referred three properties for DPLU to revisit. These are all located in the Barona Mesa area south of San Diego Country Estates.